



Abbotsfield Way

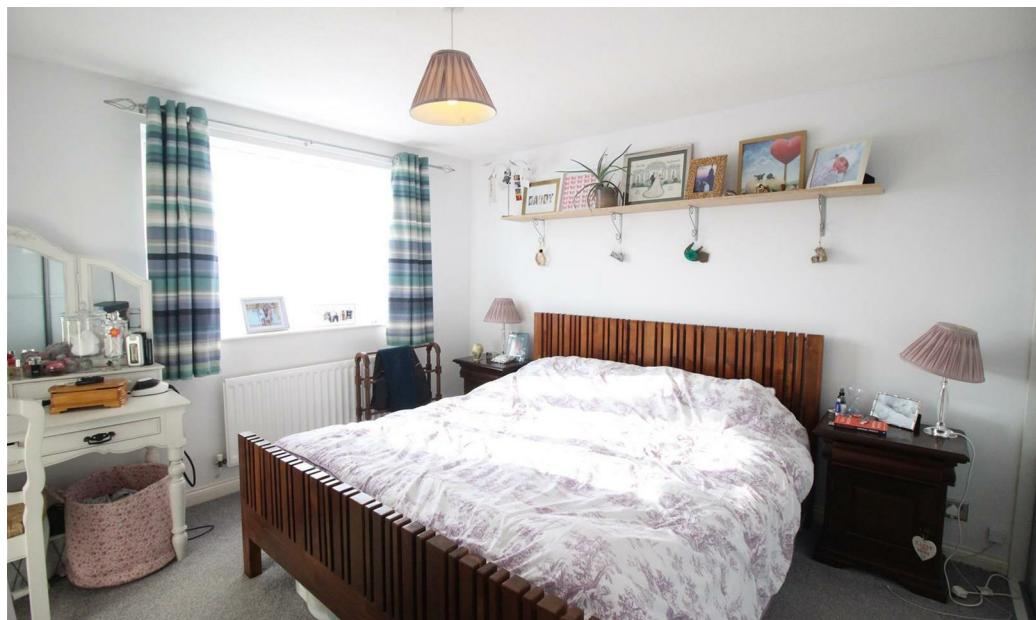
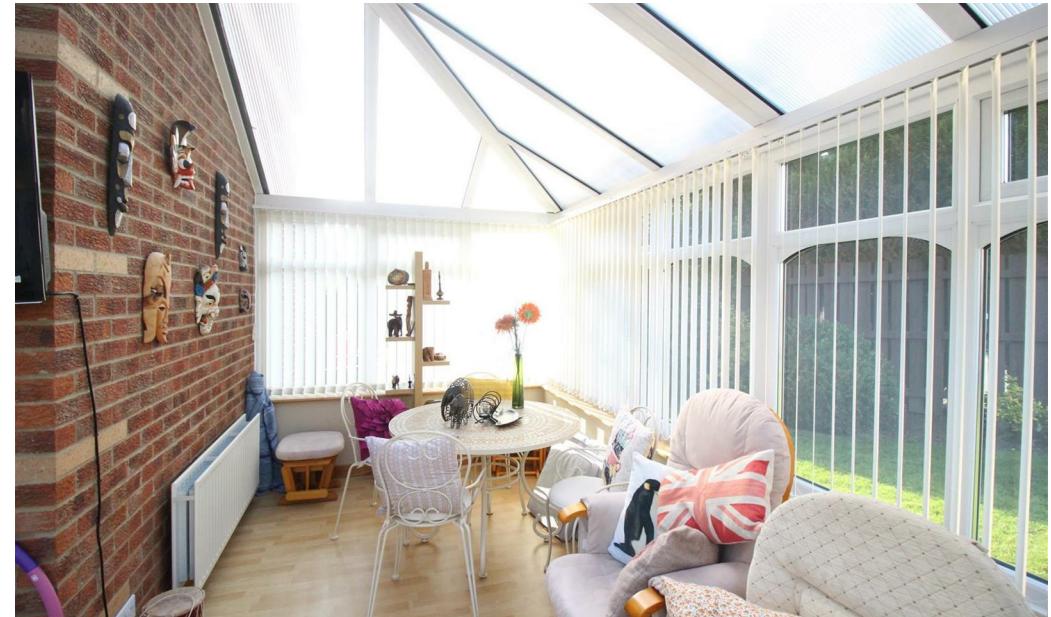
Darlington DL3 0GB

Offers In The Region Of £290,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



www.venturepropertiesuk.com

Abbotsfield Way

Darlington DL3 0GB

- Four Bedroom
- Double Garage
- Must Be Seen

FANTASTIC OPPORTUNITY TO PURCHASE THIS
BUILDERS PART EXCHANGE FOUR BEDROOM
DETACHED HOME.

Situated on the sought after location of High Grange
the home comes to the market with great living
accommodation situated in a cul-de-sac location.

In brief the accommodation comprises of Hall,
Downstairs W.C, Lounge, Conservatory,
Entrance Hallway, Ground Floor Cloakroom, Lounge,
Conservatory ,Dining Room, Kitchen/Breakfast Room -
Utility Room, Master Bedroom with Ensuite, Three
Further Bedrooms, Family Bathroom/W.C -
Garden To Front And Rear, , Excellent Parking, Double
Garage

Call us now to view on 01325 363858

Entrance Hall

Composite door to the front, staircase to the first floor,
under stairs storage cupboard and radiator.

Downstairs Cloaks

Upvc double glazed window to the front, low level wc,
wash hand basin and radiator.

Lounge

14'4 x 11'6 (4.37m x 3.51m)
Upvc double glazed bay window to the front and two
radiators.

- Detached Home
- High Grange Estate
- Priced To Sell



x 4



x 2



x 3

- Conservatory
- No Onward Chain
- Council Tax Band E

Dining Room

11'6 x 10' (3.51m x 3.05m)
French doors to conservatory and radiator.

Conservatory

17'3 x 16' max (5.26m x 4.88m max)
Upvc double glazing, french doors to garden, laminate
flooring and radiator.

Kitchen

15'5 x 10'2 (4.70m x 3.10m)
Two Upvc double glazed windows to the rear, fitted
with a range of wall, base and drawer units,
contrasting work surfaces, stainless steel sink unit,
space for washer and upvc door to the side.

Utility Room

Upvc double glazed window to the rear, wall, base
and drawer units, stainless steel sink unit, space for
washer and upvc door to the side.

First Floor

Landing. With access to the loft.

Bedroom 1

11'7 x 11'3 (3.53m x 3.43m)
Upvc double glazed window to the front, fitted
wardrobes and radiator.

En-Suite

Upvc double glazed window to the front, shower
cubicle, low level wc, wash hand basin, towel rail, fully
tiled walls and tiled flooring.

Bedroom 2

Upvc double glazed window to the front, wardrobe
and radiator.

Bedroom 3

11'5 x 8'8 (3.48m x 2.64m)
Upvc double glazed window to the rear, fitted
wardrobes and radiator.

Bedroom 4

10'8 x 9'4 (3.25m x 2.84m)
Upvc double glazed window to the rear, fitted
wardrobes and radiator.

Bathroom

Upvc double glazed window to the rear, fitted with a
white suite comprising panelled bath, low level wc,
wash hand basin and towel radiator.

Externally

To the front of the property the garden is laid mainly
to lawn with off street parking and access to double
garage. To the rear the garden is laid to lawn with
decking area and pebbled borders.

Council Tax

Band E

Abbotsfield Way

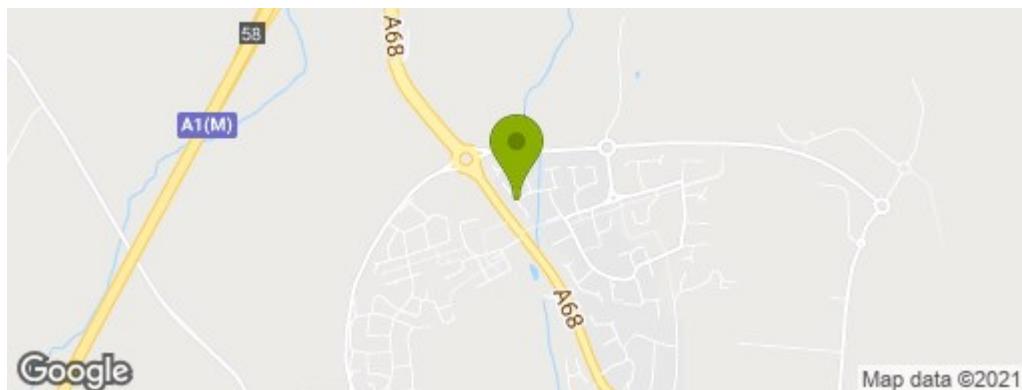
Approximate Gross Internal Area
1827 sq ft - 170 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com